

**Subject: Conditional Use Permit to Allow a
Veterinary Establishment in a B3 – General Business
District at 1970 Robert St. S. - Petco**

Meeting Date: Monday, March 27, 2022	
Submitted/Presented by/Department: Melissa Houtsma - Community Development	
Action Type	
<input type="checkbox"/> Consent Item	<input type="checkbox"/> Discussion/Direction
<input type="checkbox"/> Public Hearing	<input type="checkbox"/> Informational Only
<input checked="" type="checkbox"/> Action/Motion	<input type="checkbox"/> Report
<input checked="" type="checkbox"/> Resolution	<input type="checkbox"/> Other:
Action	
Approve the conditional use permit to allow a veterinary establishment in a B3 – General Business zoning district at 1970 Robert Street South.	
Background	
<p>SBLM Architects, on behalf of Petco, has submitted a conditional use permit application to allow the addition of a veterinary clinic at their current retail location at 1970 Robert Street South. Petco is looking to remodel 1,973 square feet of their existing retail space in the northwest portion of the store and convert it to an animal clinic. The clinic will operate strictly in a medical capacity and will not include overnight boarding of animals or any outdoor components such as a dog run.</p> <p>For further information related to the application, please see the attached Planning Commission report.</p> <p><u>Planning Commission Review</u></p> <p>The Planning Commission met in regular session to review the proposed change and held a public hearing on the item. A few representatives from Southview Animal Hospital came forward to speak on the item, otherwise no other members from the public called or came forward to speak on the item.</p> <p>The Planning Commission discussed the following items:</p> <ul style="list-style-type: none"> • Future opportunity for businesses that have a surplus of parking to either convert un-used spaces to greenspace or redevelop an outlet. <ul style="list-style-type: none"> ○ Staff explained that the city would be unable to require businesses to convert existing parking lots to greenspace. However, the current language in the zoning code that allows up to a 50% reduction in minimum parking for certain areas does offer an incentive to redeveloped unused parking stalls. 	

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- In conjunction with the discussion around redevelopment of the area and business, a representative from Southview Animal Hospital came forward to speak on concerns around traffic volumes, specifically the eastern portion of the intersection of Robert and Crusader as this is the only full-access intersection for Petco as well as the surrounding businesses.
 - Staff detailed that the scale of the veterinary care at Petco would be significantly lower compared to Southview, with Petco planning for (1,973sq. ft.) 4 exam rooms and 1 procedure room compared to Southview's (13,283 sq. ft.) 11 exam rooms and 4 procedure rooms.
 - After staff forwarded the information and concerns to MnDot, their review was that since there was no change in the overall building footprint, they do not anticipate a significant number of additional trips.
 - Staff does acknowledge that future growth within the area will likely prompt additional review. As the section east of Robert is private property rather than owned by the city, such a review will require discussions with the property owner(s).

Ultimately, the Commission voted 5-0 to recommend approval of the conditional use permit application, subject to the condition as recommended by city staff.

Attachments

Application
Planning Commission Memo and Staff Presentation
Plans
Resolution

Previous Relevant Actions

N/A

Alternatives

If City Council is not satisfied with the proposal as written, please advise City Staff of the desired changes and recommendations.

Financial

Budgeted: ☐ Yes

☒ No Financial Impact

Fund: N/A

Department: N/A

Account: N/A

Amount: N/A